



# ERIE COUNTY SHERIFF'S OFFICE CIVIL PROCESS DIVISION



**TIMOTHY B. HOWARD**  
SHERIFF

**MARK N WIPPERMAN**  
UNDERSHERIFF

**134 W. EAGLE ST. — 4<sup>TH</sup> FLOOR BUFFALO, NY 14202**

## **SHERIFF'S REAL PROPERTY SALE #381989**

BY VIRTUE OF a certain Writ of Execution, issued out of the SUPREME COURT, COUNTY of ALBANY , and to me directed and delivered, I have levied upon and taken which I shall expose for sale as the law directs at the Erie County Sheriff's Office Civil Process Division, located on the 4<sup>th</sup> floor at 134 W. Eagle St., Buffalo, New York, on the 9<sup>TH</sup> day of MAY , 2013 at 10:30 in the forenoon of that day – all the right, title, and interest which LAWRENCE H. OWCZARCZAK, CAROLE A. OWCZARCZAK & LARRY OWCZARCZAK SUNOCO had on the 26<sup>TH</sup> day of FEBRUARY, 1984 or at any time thereafter of, in, and to the following property, to wit:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Cheektowaga, County of Erie and State of New York , being parts of Lots Numbers seventy-eight (78) and seventy-nine (79), Township ten (10) Range seven (7) of the Buffalo Creek Reservation , bounded and described as follows:

BEGINNING in the westerly line of Harlem Road at the southeast corner of land conveyed to County of Erie by deed recorded in Erie County Clerk's Office in Liber 6535 of Deeds at page 181, which point of beginning is in the westerly line of lands taken by the New York State Thruway by Notice of Appropriation recorded in Erie County Clerk's Office in Liber 5284 of Deeds at page 276, Parcel 437, Map 437-R-1; running thence southerly along the westerly line of said New York State Thruway lands, one hundred eighteen and eighty-seven hundredths (118.87) feet to a point in the northerly line of land taken by New York State Thruway by Notice of Appropriation recorded in Erie County Clerk's Office in Liber 5284 of Deeds at page 276, Parcel 439, Map 439-R-1, Subdivisions 9; running thence southwesterly along the northerly line of lands of New York State Thruway last above referred to, one hundred seventy-two and sixty-two hundredths (172.62) feet to a point ; thence northerly parallel with Harlem Road, sixty-six (66) feet wide), one hundred fifty-four and eight hundredths (154.08) feet to the southwest corner of lands deeded to County of Erie by deed recorded in Erie County Clerk's Office in Liber 6535 of Deeds at page 181; running thence easterly along the south line of said lands of Erie County, one hundred seventy and thirty-five hundredths (170.35) feet to the place of beginning.

Commonly referred to as: 1270 Harlem Road, Cheektowaga, New York 14206.

### **Terms of the Sale are as follows:**

- Strictly cash or attorney/bank check (attorneys must have an office in the 7<sup>th</sup> or 8<sup>th</sup> Judicial District of New York State); at least 10% down at the conclusion of bidding.
- Balance due by 4:00 PM the following business day from date of sale or within such reasonable extension of time as may be authorized by the Chief Deputy of the Civil Div.
- Down payment may be subject to forfeiture if balance is not paid by due date/time.
- The Sheriff reserves the right to accept or reject any and all bids.

Dated: 2/25/2013



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**Notice of sale publication dates: (1) March 13<sup>th</sup>, 2013 (2) March 27<sup>th</sup>, 2013 (3) April 10<sup>th</sup>, 2013  
(4) April 24<sup>th</sup>, 2013.**

**Sheriff Timothy B. Howard by Deputy Joseph Hastreiter  
Erie County Sheriff's Office  
Civil Enforcement Division  
134 West Eagle Street, Buffalo, New York 14202  
(716) 858-6252**

**Attorney for Plaintiff:  
Office of the Attorney General  
State of New York  
The Capitol  
Albany, New York 12224  
Attn: Betty J. Hempstead  
(518) 474-7318**